



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 7, 2008

PRESENT: Hart, Hinkle, Martin, Monti

ABSENT: Maxey

LATE: None

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Golden

REGULAR MEETING

Chairman Martin called the meeting to order at 7 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

JANUARY 24, 2008:

BOARD MEMBERS HINKLE/HART MOTIONED TO APPROVE THE MINUTES OF THE JANUARY 24, 2008 SPECIAL MEETING

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HART, HINKLE, MONTI

NOES: NONE

ABSTAIN: MARTIN

ABSENT: MAXEY

SUBCOMMITTEE:

- 1) Cochrane-See's Candy.

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

February 6, 2008

Page 2

No comments or corrections on the subcommittee report.

PUBLIC HEARING:

- 1) **SITE REVIEW AMENDMENT, SRA-82-02: PEAK-TAYLOR WHEELER/PACIFIC HILLS MANOR:** A request for the approval of the placement of an approximately 360 square foot modular building, screened storage area, and modification of site landscaping on an existing developed property. The property is located in a R-3 (c) zoning district at 370 Noble Ct (APN 767-03-038).

BOARD MEMBERS HINKEL/MONTI MOTIONED TO CONTINUE THE APPLICATION TO MARCH 20, TO ALLOW THE APPLICANT TO REVISE THE PLANS TO INCORPORATE THE STAFF REPORT RECOMMENDATIONS AND THE FOLLOWING RECOMMENDATIONS:

- a) Landscape plans should include more tree and shrub plantings.
- b) Shrub plantings between the parking lot and street should be more diverse than uniform which could include groupings of Escollonia and India hawthorne.
- c) The use of Ceanothus abelia could be used in the landscaped area on the northwest corner of the lot.
- d) Tree planting should include a mix of evergreen and deciduous.
- e) The proposed building should architecturally match the existing structure.
- f) Explore moving the portable building location closer to existing structure.
- g) Consider lowering the floor height and removal of ramp.
- h) Provide a roof element to match the existing building.
- i) Review building code requirement for electrical, HVAC and plumbing connections.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: MAXEY

BOARD MEMBER MARTIN STEPPED DOWN FOR AGENDA ITEM 2.

- 2) **SITE REVIEW AMENDMENT, SRA-06-25: ADAMS-NATT VETERINARY:** A request for the approval of an amendment to an existing approved site plan for an approximately 4,285 square foot veterinary clinic, parking lot, and landscaping on an approximate 0.9 acres vacant lot. The property is located in a light industrial (ML) zoning district on the northeast corner of Cochrane Rd and Adams Ct. (APN-726-34-001).

BOARD MEMBERS HART/MONTI MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED BY THE APPLICANT SUBJECT TO THE CONDITIONS CONTAINED WITHIN THE RESOLUTION. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HART, HINKLE, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN, MAXEY

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

February 6, 2008

Page 3

BOARDMEMBER MARTIN RETURNED TO HIS SEAT.

ANNOUNCEMENTS: Distribution of the draft Architectural Handbook and reminder of the February 21 workshop with the Planning Commission.

ADJOURNMENT: Board member Martin adjourned the meeting at 8:36 p.m.

MINUTES PREPARED BY: _____
Terry Linder, Meeting Coordinator